

# COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

COUNCIL MEETING DATE: JUNE 20, 1990

FROM: ~~WE~~ CITY MANAGER'S OFFICE

SUBJECT: APPLICATION FOR MOBILEHOME PARK ASSISTANCE PROGRAM LOAN

INDICATED ACTION: Determine if the City of Lodi wishes to serve as the Local Public Entity in assisting the occupants of Casa de Lodi Mobilehome Park in purchasing Homer Beldt's interest in the facility.

BACKGROUND INFORMATION: Homer Beldt presently holds a ground lease on Casa de Lodi and has listed it for sale. The occupants of the park (senior citizens) are concerned that a sale will cause an increase in rents and force many of them to move.

The State of California through the Department of Housing and Community Development administers the Mobilehome Park Assistance Program which is designed to help park occupants purchase the park.

The Assistance Program requires that a local public entity, if the loan is approved by the State, assumes the responsibilities specified in Section 8018(c) of the Mobilehome Park Assistance Program regulations and certifies the following:

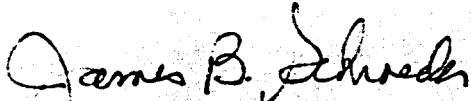
- (1) that the project proposed in this application was reviewed and determined to be, or will be upon completion, consistent with local zoning and land use policies if approved by the local legislative body;
- (2) that the project proposed in this application complements the local housing programs to preserve and increase the supply of low-and moderate-income housing; and that the statements in Attachment III-C.9. are accurate;
- (3) that a survey of the households residing in the mobilehome park has been conducted and no less than two-thirds of all the residents support the project as proposed in this application;
- (4) that the statements concerning the potential displacement of residents and of rents being charged in comparable mobilehome parks in the vicinity as stated in Section IV-B of this application are accurate, feasible and approved or will be approved by the local public entity; and
- (5) that the local public entity has committed to provide the financial and other assistance specified in this application.

Although the act indicates that the local public entity can make grants or loans through Community Development Block Grant or redevelopment funds, the only assistance being requested at present is staff aid in application preparation and discussion with State officials.

It should be noted, that if financial assistance were requested, the only funds Lodi has are Community Development Block Grant monies. These funds have already been committed for Fiscal Year 1390-51.

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The main reason the staff sees for the City to serve as the Local Public Entity is to preserve 240 senior housing units. Many of these units are occupied by persons in the low and moderate income ranges.



JAMES B. SCHROEDER  
Community Development Director